

**WHEREAS**, Case #ZON-08-08: The owner is Eckstein Properties, LLC. The agent is Todd Foley. To rezone two parcels from the Rural and Community Service District to the Select Commercial Planned District (SCPD) to allow for the operation of an electrical contracting company; and

**WHEREAS**, on August 13, 2008, the Franklin County Planning Commission recommended conditional approval of the proposed rezoning with the following conditions:

1. The applicant will need to apply for and receive Commercial Zoning Compliance from the Franklin County Planning Department.
2. The applicant will need to apply for a Building Permit from the State of Ohio prior to construction of the new office and warehouse building.
3. The two (2) parcels must be combined to create one lot of record.
4. The applicant must provide evidence at the zoning compliance stage that the wetland mitigation activities will occur within the Scioto River watershed; and

**WHEREAS**, on August 21, 2008, the Franklin County Rural Zoning Commission conditionally approved the proposed rezoning with the following conditions:

1. The applicant will need to apply for and receive Commercial Zoning Compliance from the Franklin County Planning Department.
2. The applicant will need to apply for a Building Permit from the State of Ohio prior to construction of the new office and warehouse building.
3. The two (2) parcels must be combined to create one lot of record.
4. The applicant must provide evidence at the zoning compliance stage that the wetland mitigation activities will occur within the Scioto River watershed.

**BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:**

**Section 1.** That the action of the Franklin County Rural Zoning Commission is hereby sustained and the application of Eckstein Properties, LLC. (Owner), 0 Mifflin Street, Parcel #191-000040 & 191-000057, Columbus, Ohio, being application no. ZON-08-08 hereby is conditionally approved with the following conditions:

1. The applicant will need to apply for and receive Commercial Zoning Compliance from the Franklin County Planning Department.

2. The applicant will need to apply for a Building Permit from the State of Ohio prior to construction of the new office and warehouse building.
3. The two (2) parcels must be combined to create one lot of record.
4. The applicant must provide evidence at the zoning compliance stage that the wetland mitigation activities will occur within the Scioto River watershed.
5. The applicant must implement green techniques in the design of the stormwater management system prior to receiving Zoning Compliance. Examples of such techniques are: bio-swales, rain gardens, etc...